

**Proposed Development Conditions**

**FDP 2012-PR-002**

**Greensboro Park Property Owner, LLC**

**January 22, 2014**

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2012-PR-002 to permit residential buildings and site improvements on Tax Map No. 29-3 ((15)) 12A and 29-4 ((9)) 12B, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. This FDP is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this final development plan (FDP) shall be in substantial conformance with the approved FDP entitled Greensboro Park Place, prepared by WDG Architecture, and revised January 16, 2014, and these conditions. Minor modifications to the approved FDP may be permitted pursuant to Par. 4 of Sect. 16-403 of the Zoning Ordinance.
2. Stormwater management and best management practices shall be provided in substantial conformance with that shown on the FDP. Specifically, the size and function of the green roof, rain garden, and bio-retention facilities shall be in substantial conformance with those depicted on Sheets 18 and 19 of the FDP. During the preparation of the final site plan, exact locations, sizes and facilities may change as long as they meet the requirements as outlined in the FDP's Stormwater Management Plan. Additional LID facilities may be provided as desired by the applicant.